



CITY OF PORT WENTWORTH

ZONING BOARD OF APPEALS

JANUARY 8, 2024

Council Meeting Room

Regular Meeting

3:00 PM

**7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407**

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 18, 2023 3:00 PM

6. UNFINISHED BUSINESS

7. NEW BUSINESS

1. Variance Application submitted by Hannah Hester for PIN #'s 7-0977A-01-001, 002, 003, 004, 005 (306 & 314 Monteith Rd., Body of Christ Church & Ministries Property, John & Jessie Mae Beckett(Washington) Property, Jonathan Williams Property & James Williams Property on Monteith Rd.) to vary said property to a 4.45 lot area variance.

- Public Hearing
- Action

8. ADJOURNMENT



CITY OF PORT WENTWORTH

ZONING BOARD OF APPEALS

DECEMBER 18, 2023

Council Meeting Room

Regular Meeting

3:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Charlene Middleton called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Sean Register led the Prayer and Pledge of Allegiance.

3. ROLL CALL

Attendee Name	Title	Status	Arrived
Christopher Gray	Board Member	Absent	
Nishant Randerwala	Board Member	Present	
Charlene Middleton	Board Member	Present	
Sean Register	Board Member	Present	
Jason Stewart	Assistant City Manager	Present	
Stephanie Cook	Administrative Secretary	Present	

4. APPROVAL OF AGENDA

- Approval of Agenda

RESULT: ADOPTED [UNANIMOUS]
MOVER: Sean Register, Board Member
SECONDER: Nishant Randerwala, Board Member
AYES: Randerwala, Middleton, Register
ABSENT: Gray

5. ADOPTION OF MINUTES

- Zoning Board of Appeals - Regular Meeting - May 8, 2023 3:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Sean Register, Board Member
SECONDER: Nishant Randerwala, Board Member
AYES: Randerwala, Middleton, Register
ABSENT: Gray

- Zoning Board of Appeals - Regular Meeting - Nov 13, 2023 3:00 PM

Minutes Acceptance: Minutes of Dec 18, 2023 3:00 PM (Adoption of Minutes)

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Sean Register, Board Member
SECONDER: Nishant Randerwala, Board Member
AYES: Randerwala, Middleton, Register
ABSENT: Gray

6. UNFINISHED BUSINESS

7. NEW BUSINESS

1. Zoning Board of Appeals application submitted by Benjamin R Foster, Jr., for PIN # 70906 02007 (8177 Old Highway 21) for a variance to exceed the maximum allowed size of an accessory building in a R-1 (Single-Family Residential) Zoning District

Kenneth Brown was present on behalf of the applicant. Mr. Brown gave a overview of the project and stated that the accessory building was for personal use only. There were no public comments. Mr. Register made a motion to approve the application. Mr. Randerwala seconded the motion to approved reinforcing that the accessory building was for personal use only. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Sean Register, Board Member
SECONDER: Nishant Randerwala, Board Member
AYES: Randerwala, Middleton, Register
ABSENT: Gray

8. ADJOURNMENT

1. Adjournment

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Sean Register, Board Member
SECONDER: Nishant Randerwala, Board Member
AYES: Randerwala, Middleton, Register
ABSENT: Gray

Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2023.

Minutes Acceptance: Minutes of Dec 18, 2023 3:00 PM (Adoption of Minutes)

Secretary

Minutes Acceptance: Minutes of Dec 18, 2023 3:00 PM (Adoption of Minutes)



Zoning Board of Appeals
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 01/08/24 03:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Stephanie Cook
Department Head: Melanie Ellis

AGENDA ITEM (ID # 2922)

DOC ID: 2922

Variance Application submitted by Hannah Hester for PIN #'s 7-0977A-01-001, 002, 003, 004, 005 (306 & 314 Monteith Rd., Body of Christ Church & Ministries Property, John & Jessie Mae Beckett(Washington) Property, Jonathan Williams Property & James Williams Property on Monteith Rd.) to vary said property to a 4.45 lot area variance.

Issue/Item: Variance Application submitted by Hannah Hester for PIN #'s 7-0977A-01-001, 002, 003, 004, 005 (306 & 314 Monteith Rd., Body of Christ Church & Ministries Property, John & Jessie Mae Beckett(Washington) Property, Jonathan Williams Property & James Williams Property on Monteith Rd.) to vary said property to a 4.45 lot area variance.

Background: The subject properties are currently zoned R-1 (Single-Family Residential). There is a pending rezoning application for the subject properties and surrounding properties.

Facts and Findings: The variance application is for a total of five (5) properties on Monteith Road. The total acreage is 4.45 (70977A01001 - 0.88 acre, 70977A01002 - 0.62 acre, 70977A01003 - 0.58 acre, 70977A01004 - 0.85 acre, and 70977A01005 - 1.52 acre). The applicant is requesting to vary the minimum lot area requirement (City of Port Wentworth Zoning Ordinance, Section 4.40, Table 4.40) for Industrial Zoning from 5 acres to 4.45 acres.

Funding: N/A

Recommendation: The Zoning Board of Appeals will hear this application on January 8, 2024 at 3:00 PM.

ATTACHMENTS:

- Williams Variance - Application (PDF)
- Williams Variance - Property Owners (PDF)
- Williams Variance-Authorization (PDF)

APPLICATION
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS

Date Filed: _____
Case Number: _____

The **APPLICATION** and all **SUPPORTING DOCUMENTS** with the **REQUIRED PLOT PLAN** must be submitted to the office of the Department of Development Services.

PLEASE PRINT OR TYPE:

Name of Applicant: Hannah Hester

Property Location: 306 Monteith Rd Monteith Rd A01001 Monteith Rd
(see Spreadsheet) 314 Monteith Rd Monteith Rd A01002 A01003 A,B,C,D,E
Address/Street Name Lot Number

Subdivision/Ward: Williams Subdivision Zoning District: RA/R1
For Proposed I zoning

NAMES, MAILING ADDRESSES and **PIN #'S** of property owners within 300 feet of the property line. Include those directly across a public right-of-way. Use additional sheet if necessary.

NAME	ADDRESS	PIN #
Rosella + Charles Hunter	Ferguson Rd Port Wentworth, GA 31407	70977 01002B
Carrie + James Smart	109 Ferguson Rd "	70977 01002C
Marion Stewart + Family	248 Monteith Rd "	70977 01005
Louise + Willie Johnson	250 Monteith Rd "	70977 01006
Renee Crafton + Kim Smart	105 Ferguson Rd "	70977 01026
Chris + Patricia Ann Gray	246 Monteith Rd "	70977 01030
Robert J. Hester	Monteith Rd "	70978 07006
Willie + Robert Johnson	257 + 269 Monteith Rd "	70979 01021 + 01015
		70979 01012

REASON FOR APPEAL: Check appropriate section(s).

- () A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
- () An application to establish a use which must be approved by the Board of Appeals.
- (☒) A request to vary:
- () _____ foot _____ yard variance () _____ lot width variance
- (☒) 4.45 lot area variance () _____ setback variance
- () Fence variance () _____ % building coverage variance
- () A request for extension of a non-conforming use.
- () Other: _____

Describe those things you feel justify the action requested. List specific of the Zoning Ordinance which have a bearing on your request.

These properties are just under the 5 acre lot size requirement per the zoning. They are bounded on the west by I-95, south by Monteith Rd + the I-95 overpass, on the east by property that is actively + publicly listed for warehouse (I-gone) use, + partially to the north by RA/R-1 property containing an I-95 border, billboard + produces income, + otherwise surrounded by heavy commercial zoning + use, other billboard use, + for properties pursuing industrial zoning on the zoning application, listed for sale for I use + pricing, + for adjacent to larger sites not needing

pursuit of Industrial zoning &/or active "I" use & zoning. There is also potential use for these sites for certain future road development to increase traffic flow, decrease back-up for Exit 109 on I-95, & positive truck traffic to remain inside Monteth while also supporting personal car traffic & access to Meinhard. This is a particularly insightful option given the city's ongoing development of their "high impact" event park supporting municipal functions, community & regional sports, the Ghost Pirates training facility & projected PUD/mixed use development in Meinhard.

Otherwise, the projected use will be industrial plus office training suites to specifically train for, provide, or facilitate immediate local jobs.

Variance Properties- Williams Site

Parcel ID	Mail Owner Name	Property Address	Port Wentworth, GA 31407	# of Acres	Tax Billing Address	Tax Billing City & State	Tax Billing Zip
70977A01001	JESSIE MAE BECKETT nee WASHINGTON	Monteith Rd	Port Wentworth, GA 31407	0.88	380 CAMELOT DR	Fayetteville, GA	30214
70977A01002	BODY OF CHRIST CHURCH & MINISTRIES	Monteith Rd	Port Wentworth, GA 31407	0.62	201 BIRCH DR	Rincon, GA	31326
70977A01003	JONATHAN WILLIAMS	Montieth Rd	Port Wentworth, GA 31407	0.58	1314 E 69TH ST #A	Savannah, GA	31404
70977A01004	JESSIE WILLIAMS	314 Monteith Rd	Port Wentworth, GA 31407	0.85	10 WILLIAMS RD	Port Wentworth, GA	31407
70977A01005	JOHN L & JESSIE MAE BECKETT	306 Monteith Rd	Port Wentworth, GA 31407	1.52	380 CAMELOT DR	Fayetteville, GA	30214
TOTAL ACERAGE				4.45			

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

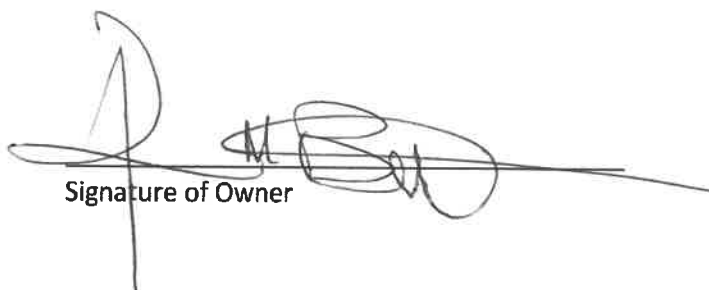
I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827


Signature of Owner

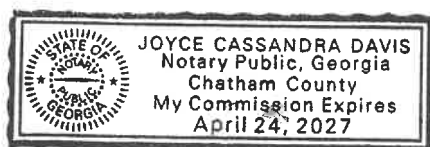
Personally appeared before me

Jessie M. Beckett

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 17, 2023
Date



Owner
Monteith Rd
70977 A02001

Co-Owner
306 Monteith Rd
70977 A02 5

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

Emma Washington
 P.O. Box 1501
 Eglin AFB FLA
 32542

Clock#: 113627
 FILED FOR RECORD

1/02/2001 03:30PM

PAID: 10.00

Susan D. Prouse, Clerk
 Superior Court of Chatham County
 Chatham County, Georgia

Real Estate Transfer Tax

NO TAX DUE
R. Jindal
 For Clerk of Superior Court

A298-10
 R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 2 day of January, (year), 2001
 by first party, Grantor, Emma Washington Williams
 whose post office address is 306 Monticeth Rd Savannah GA 31407
 to second party, Grantee, Jessie M. Washington
 whose post office address is P.O. Box 1501 Eglin AFB FL 32542

BOOK
 217 X
 PAGE
 106

WITNESSETH, That the said first party, for good consideration and for the sum of
 Dollars (\$ 1.00) paid by the said second
 party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim
 unto the said second party forever, all the right, title, interest and claim which the said first party
 has in and to the following described parcel of land, and improvements and appurtenances there-
 to in the County of Chatham, State of Georgia to wit:

Williams Sub Division, Lot A, located Old Hwy 30
Monticeth, Monticeth Rd Pin Number 70977A01001

(1)
 AHAA

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Rev. 6/00

This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in this state.

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

Owner:

Jessie M. Washington aka Jessie Mae Beckett

Address:

Monteith Rd

Parcel ID:

70977 A01001

Deed Book & Page:

217X-106 (Quitclaim Deed for Ownership)

Williams Sub Division, Lot A, located old hwy 30
Monteith, Monteith Rd Parcel Number 70977A01001

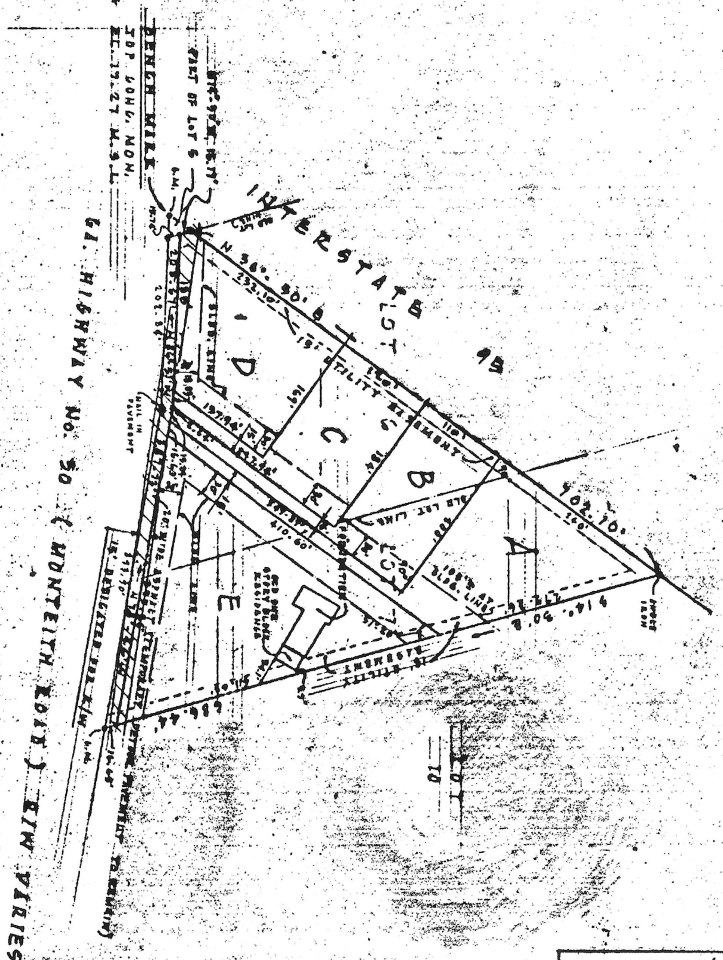
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JUL 15 2 31 PM '73
BEN F. JASON
CLEARING & CONSTRUCTION
EPA 5 C.C.E. 6A



GENERAL NOTES

1. LOTS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS.
2. DRIVEWAY & WALKWAY COVERTS SHALL BE FURNISHED & INSTALLED BY DEVELOPER UNDER ENGINEER SUPERVISION. MINIMUM SIZE 15".
3. THE FIN. FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.0' M.S.L.
4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 98 ARE NOT REQUIRED FOR THIS SUBDIVISION.



61. HIGHWAY NO. 50 (MONTEITH ROAD) R/W VARIES

STATE OF GEORGIA
CHATHAM COUNTY

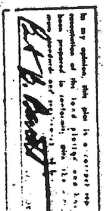
WILLIAMS SUBDIVISION-MONTEITH
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

FOR: **REV. HENRY WILLIAMS**
ET AL, ONE 316 A, SAVANNAH, GEORGIA

SCALE: 1"=100'

DATE: JUNE 26, 1973

BARRETT & EATLEY, INC.
SURVEYING & DRAFTING
SAVANNAH, GEORGIA



APPROVED BY CHATHAM COUNTY ENGINEER June 29, 1973
James A. Smith Jr.
COUNTY ENGINEER

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENGINEERING & SANITATION JUL 15, 1973
Charles H. Sledge
DIRECTOR

APPROVED BY METROPOLITAN PLANNING COMMISSION JUNE 1973
Charles Sledge
EXECUTIVE DIRECTOR

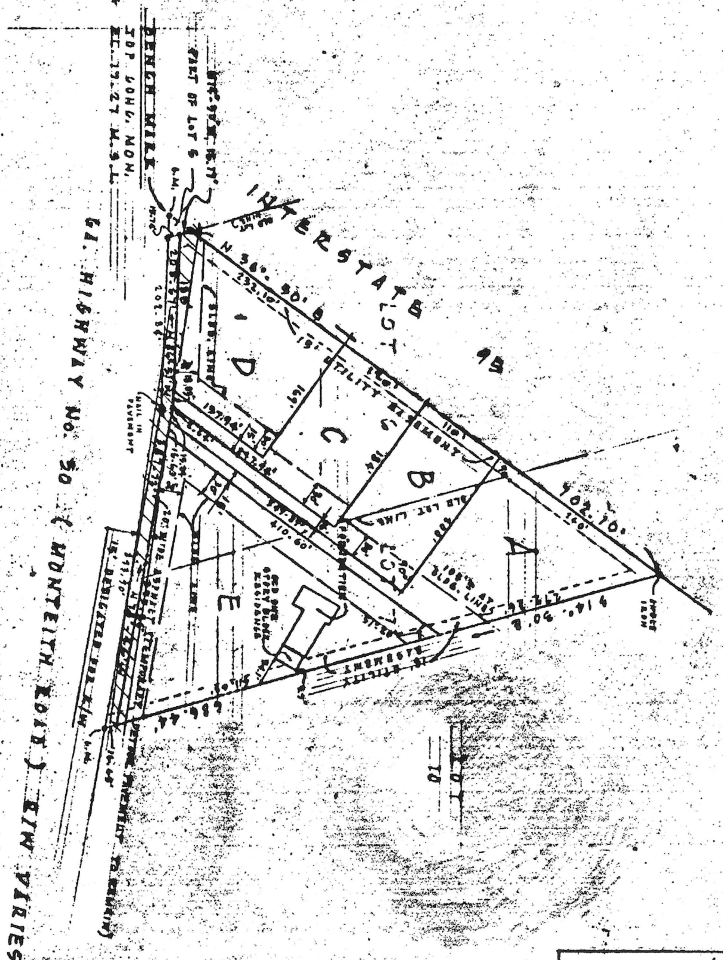
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JUL 16 2 31 PM '73
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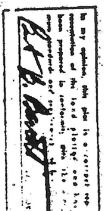
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AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Hannah Hester
Signature of Owner

Personally appeared before me

Salandra P. Sams

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Salandra P. Sams
Notary Public

Date

07/19/2023



Pastor - Body of Christ
Church & Ministries

70977 01010 / 70977 A01002
Monteith Rd / Monteith Rd

April 11, 2023

We the Deacons and Members of The Body of Christ Church and Ministries, hereby give Reverend Hercules Hicks (Pastor) authority to sell land that the church own. And we hereby give Reverend Hercules Hicks authority to sign all Legal Documents on behalf of the church. And authorize Reverend Hercules Hicks to receive the payment for the sale of the land.

April 16, 2023

Signatures:

Deacon Alexander Wilkins

Deacon Terrance Coleman

M. C. Crawford

Rogio Margaret Sampson

Maria Williams

Ana Williams

Morrisa Williams

Kamaria Mays

Jarrett Jones

And Mrs

Latanya Coleman

Nicola Hicks

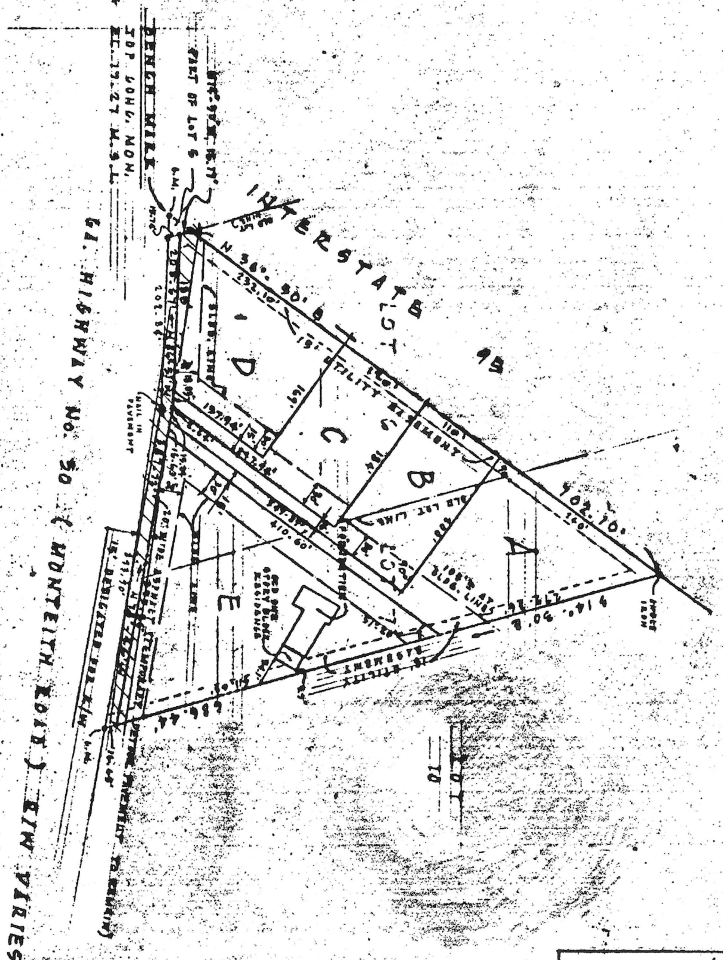
Rev. Samuel H.

JUL 16 2 31 PM '73
BEN F. JASON
CLEARING & CONSTRUCTION
ERRA S.C. 21-64



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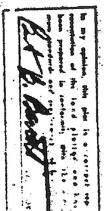
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Charles Sledge
EXECUTIVE DIRECTOR

APPROVED BY CHATHAM COUNTY JANUARY 15, 1976
James A. Smith, Jr.
COUNTY ENGINEER

Owner:
Body of Christ Church & Ministries
(Bordering I-95)

Address:
Monteith Rd

Parcel ID:
70977 A01002

Deed Book & Page:
1395 54-56

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN CHATHAM COUNTY, GEORGIA, BEING KNOWN UPON A MAP OR PLAN OF SAID COUNTY AS LOT LETTER B OF WILLIAMS SUBDIVISION, MONTEITH; SAID SUBDIVISION BEING A RESUBDIVISION OF LOTS 6 AND 7, OF THE NORRIS SUBDIVISION AND BEING SHOWN UPON THAT CERTAIN MAP RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA IN SUBDIVISION MAP BOOK K, FOLIO 29, FOR A MORE COMPLETE DESCRIPTION HEREOF.

SUBJECT TO EASEMENTS RESTRICTIONS AND RESERVATIONS OF RECORD NOT COUPLED WITH A RIGHT OF REVERTER TAXES FOR THE CURRENT YEAR. PROPERTY KNOWN AS 0 MONTEITH ROAD, PORT WENTWORTH, GEORGIA 31407 AND BEING IDENTIFIED AS PARCEL NO. 70977A 01002.

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

Doc ID: 031151880003 Type: WD
 Recorded: 07/09/2018 at 02:53:47 PM
 Fee Amt: \$26.00 Page 1 of 3
 Transfer Tax: \$12.00
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court
 BK 1395 PG 54-56

THOMAS J. MCNAMARA, ATTORNEY AT LAW
 7370 HODGSON MEMORIAL DRIVE, STE B-11
 SAVANNAH, GEORGIA 31406

STATE OF GEORGIA

LIMITED WARRANTY DEED

COUNTY OF CHATHAM

THIS INDENTURE, made this July 06, 2018

, between

GALIN MORTGAGE LENDING, LLC, a Georgia Limited Liability Company

as party of the First part, and

BODY OF CHRIST CHURCH AND MINISTRIES, INC., a Georgia corporation

of the State of Georgia and County of Chatham
 as party of the second part:

: W I T N E S S E T H :

That the said party of the first part, for and consideration of the sum of \$ **12,000.00**, in hand paid at the before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property, to wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT, HOWEVER, to all valid easements, restrictions, and rights of way of record.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the First Part conveys to the second party, his heirs and assigns forever, in **FEE SIMPLE**.

And the party of the first part, for its heirs, executors and administrators will warrant forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the lawful claims of all persons claiming by through or under the party of the first part.

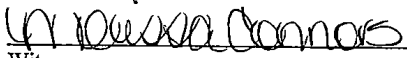
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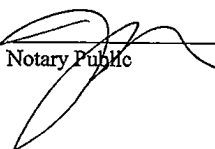
IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal,
the day and year above set out.

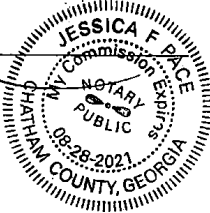
GALIN MORTGAGE LENDING, LLC


By: **DAVID GUGGENHEIM** (L.S.)
Title: **ASST. MANAGING MEMBER**

Signed, sealed and delivered
in the presence of


Witness


Notary Public



SCHEDULE "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN CHATHAM COUNTY, GEORGIA, BEING KNOWN UPON A MAP OR PLAN OF SAID COUNTY AS LOT LETTER B OF WILLIAMS SUBDIVISION, MONTEITH; SAID SUBDIVISION BEING A RESUBDIVISION OF LOTS 6 AND 7, OF THE NORRIS SUBDIVISION AND BEING SHOWN UPON THAT CERTAIN MAP RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA IN SUBDIVISION MAP BOOK K, FOLIO 29, FOR A MORE COMPLETE DESCRIPTION HEREOF.

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18-587

AUTHORIZATION OF PROPERTY OWNER**Application for Rezoning or Variance**

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.


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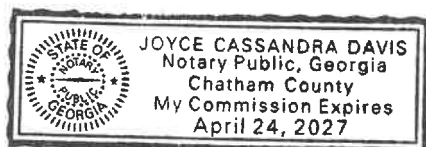
Personally appeared before me

Jonathan Williams

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 16, 2023
Date



Monteith Rd
70977 A01003

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 004, 005 Jan 2024)

Savannah County Georgia

Real Estate Transfer Tax

Paid \$ 1.15

Date

8-25-98

Mary C. Hester

For Clerk of Sup. Court

This instrument prepared by:
Murray A. Galin
P. O. Box 9846
Savannah, GA 31412

FILED
CLERK OF SUPERIOR COURT
CHATHAM COUNTY, GEORGIA

93 AUG 25 AM 9:33

STATE OF GEORGIA
CHATHAM COUNTY

Warranty Deed

This Indenture, Made this 13th day of August, 1998, between **Emma Washington Williams** of Plains, New York, as party or parties of the first part, hereinafter called Grantor, and **Juerline Williams**, as party or of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

Witnesseth:

That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OF GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these present receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All those certain lots, tracts or parcels of land situate, lying and being in Chatham County, Georgia, being upon a map or plan of said County as Lots Letters B and C, of the Williams Subdivision, Monteith; said Subdivision a re-subdivision of Lots Numbers Six (6) and Seven (7) of the Norris Subdivision and being shown upon that certain recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book D 29, for a more complete description hereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restriction of record affecting described property.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members appurtenant thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Murray A. Galin
Witness

Emma Washington Williams
Emma Washington Williams

NOTARY PUBLIC:
My commission expires: 3/30/2000

HENRY J. HESTER
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN WESTCHESTER COUNTY
TERM EXPIRES MARCH 30, 2000

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

Clock#: 1286759
 FILED FOR RECORD
 11/01/2010 01:33pm
 PAID: 12.00
 Daniel W. Massey, Clerk
 Superior Court of Chatham County
 Chatham County, Georgia

BOOK
 365B
 PAGE
 603

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 10-09-2010

Reference Number of Any Related Documents: _____

Grantor:

Name Joyce C. Davis
 Street Address 3721 RADIAL Avenue
 City/State/Zip Albany, Georgia 31705

Grantee:

Name Jonathan Williams
 Street Address 3721 RADIAL Avenue
 City/State/Zip Albany, Georgia 31705

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): LOT C Williams Subdivision 00 Monteith Rd

Assessor's Property Tax Parcel/Account Number(s): 7-0977A-01-003

THIS QUITCLAIM DEED, executed this 9 day of OCT
 20 10, by first party, Grantor, Joyce C. Davis, whose
 mailing address is 3721 RADIAL Avenue, Albany, Georgia 31705, to
 second party, Grantee, Jonathan Williams,
 whose mailing address is 3721 RADIAL Avenue, Albany, Georgia 31705.

WITNESSETH that the said first party, for good consideration and for the sum of Ten Dollars
 Dollars (\$ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged,
 does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

Owner:
Jonathan Williams

Address:
Monteith Rd

Parcel ID:
70977 A01003

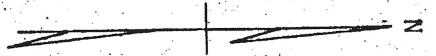
Deed Book & Page:
365B-603 (Quitclaim Deed)
195Z-696 (Deed with Legal Description)

All those certain lots, tracts or parcels of land situate, lying and being in Chatham County, Georgia, being known upon a map or plan of said County as Lots Letters B and C, of the Williams Subdivision, Monteith; said Subdivision being a re-subdivision of Lots Numbers Six (6) and Seven (7) of the Norris Subdivision and being shown upon that certain map recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book D, Folio 29, for a more complete description hereof.

969 Z

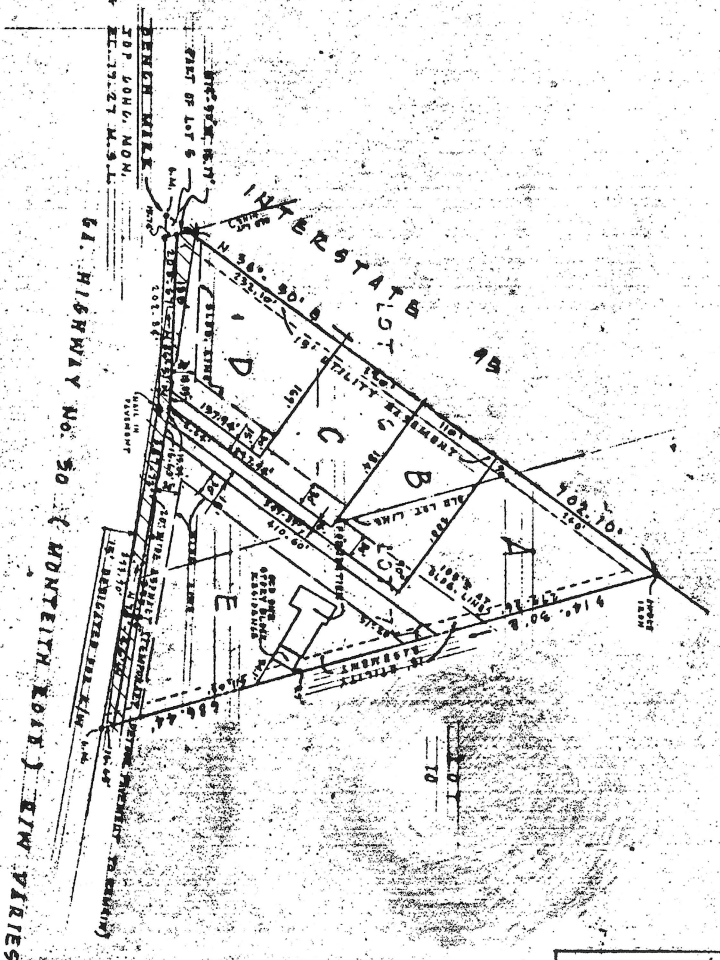
Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

JUL 15 2 31 PM '73
BEN F. JASON
CLEARING & CONSTRUCTION
EPA 5 C.C.E. 6A



GENERAL NOTES

1. LOTS TO BE SERVED BY INDIVIDUAL WELLS & SEPTIC TANKS.
2. DRIVEWAY & WALKWAY COVERTS SHALL BE FURNISHED & INSTALLED BY DEVELOPER UNDER ENGINEER SUPERVISION. MINIMUM SIZE 15" x 8".
3. THE FIN. FLOOR ELEVATION OF ALL HABITABLE STRUCTURES SHALL BE A MINIMUM OF 15.0' M.S.L.
4. DRIVEWAY OPENINGS INTO STATE HIGHWAY NO. 98 ARE NOT REQUIRED FOR THIS SUBDIVISION.



61. HIGHWAY NO. 50 (MONTEITH ROAD) R/W VARIES

STATE OF GEORGIA
CHATHAM COUNTY

WILLIAMS SUBDIVISION-MONTEITH
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

FOR: **LEE HIRSH WILLIAMS**
ET AL, ONE 316 A, SAVANNAH, GEORGIA

SCALE: 1" = 100'

DATE: JUNE 26, 1978

BARRETT & EATLEY, INC.
SURVEYING & DRAFTING
SAVANNAH, GEORGIA

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office this 26th day of June, 1978.



APPROVED BY CHATHAM COUNTY ENGINEER June 29, 1978
James A. Smith, Jr.
COUNTY ENGINEER

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENGINEERING & SANITATION JUL 15, 1978
Charles H. Sledge
DIRECTOR

APPROVED BY METROPOLITAN PLANNING COMMISSION JUNE 1978
Charles Sledge
EXECUTIVE DIRECTOR

APPROVED BY CHATHAM COUNTY JANUARY 15, 1978
James A. Smith, Jr.
SEAL

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property

Name of Applicant: Hannah Hester

Address: 440 Meinhard Road

Port Wentworth, GA 31407

Telephone Number: 912-659-1827

Jessie Williams
Signature of Owner

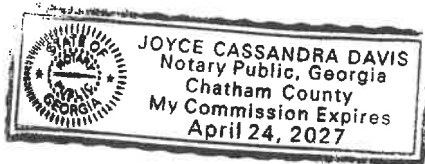
Personally appeared before me

Jessie Williams

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Joyce Cassandra Davis
Notary Public

July 11, 2023
Date



Widow / Owner
314 Monteith Rd
10977 A01004

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

Owner:

Jessie Williams

(Widow of James Williams)

Address:

314 Monteith Rd

Parcel ID:

70977 A01004

Deed Book & Page:

3404 646-647 (2023 Deed Filing)

1678 1-3 (Probate Order Deed, 2019)

105B 719 (James Williams' Deed with Legal
Description)

ALL that certain lot or parcel of land situate,
lying and being in Chatham County, Georgia, known as Lot
Lettered "D" on a certain map or plat made by Barrett and
Exley, Inc. for Henry Williams dated June 26, 1974, which is
recorded in Subdivision Map Book K, Page 29, of the Chatham
County Records to which reference is made for a more particular
description of said lot and the metes and bounds thereof.

Attachment: Williams Variance-Authorization (2022 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

STATE OF GEORGIA)
CHATHAM COUNTY)

DEED OF GIFT

719

THIS INDENTURE made and entered into this 25th day of April, 1975, by and between HENRY WILLIAMS, as Party of the First Part, and JAMES WILLIAMS, as Party of the Second Part, both of Chatham County, Georgia;

W I T N E S S E T H

First Party, for and in consideration of the natural love and affection which he has for his son, the said Party of the Second Part, has given, granted and conveyed, and by these presents does hereby give, grant and convey unto the said Party of the Second Part, the said James Williams, his heirs and assigns, the following described property, to-wit:

ALL that certain lot or parcel of land situate, lying and being in Chatham County, Georgia, known as Lot Lettered "D" on a certain map or plat made by Barrett and Exley, Inc. for Henry Williams dated June 26, 1974, which is recorded in Subdivision Map Book K, Page 29, of the Chatham County Records to which reference is made for a more particular description of said lot and the metes and bounds thereof.

TO HAVE AND TO HOLD the said described property unto the said Party of the Second Part, his heirs and assigns, in FEE SIMPLE FOREVER.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal on the day and year first above written.

Henry Williams L.S.
HENRY WILLIAMS

Signed, Sealed and Delivered
in the presence of:

James P. Benjamin
Mary Louise Gray
NOTARY PUBLIC, CHATHAM COUNTY,
GEORGIA

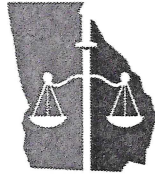
Filed For Record At 4:49 O'Clock P.M. On The
30 day of April 1975
Recorded in Volume 105-B, Folio 219
On The 30 day of April 1975

CLERK, SUPERIOR COURT, CHATHAM CO., GA.



Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)

SAVANNAH REGIONAL OFFICE
6602 ABERCORN STREET
SUITE 203
SAVANNAH, GA 31405-5848
912-651-2180
WWW.GLSP.ORG



Georgia Legal Services Program

June 5, 2023

SUSAN P. COPPEL
EXECUTIVE DIRECTOR

TENNELL LOCK
BOARD PRESIDENT

WILLIAM K. BROKER
MANAGING ATTORNEY
SAVANNAH REGIONAL OFFICE

Ms. Jessie L. Williams
2 Williams Road
Port Wentworth, Georgia 31407

Dear Ms. Williams:

Enclosed you will find a copy of the name affidavit which has been filed with the Clerk of Superior Court. You will also find a copy of the \$25.00 receipt indicating that the payment was made to the Clerk.

You should keep this for your records. The original document will be returned in the next few weeks, and I will forward that to you upon receipt. In the meantime, you should keep this for your records.

Sincerely,

William K. Broker
(912) 963-1683
bbroker@glsp.org

WKB/hb
Enclosures(2)
GLSP File No.: 23-0698041

Want to keep your Medicaid benefits? If you receive or have applied for Medicaid, be sure to update your address in your Georgia Gateway account at www.gateway.ga.gov or call 1-877-423-4746. Beginning in April, DFCS will send Medicaid redetermination notices that will require you to provide information to DFCS to keep your coverage.

If you are a Medicare recipient and need help to enroll or renew your Medicaid (or MSP), contact GLSP at 1-888-632-6332. If you do not receive Medicare and need help to keep your Medicaid or are no longer eligible for Medicaid and would like to learn about other options, call Georgia Enroll at 1-866-442-3676.

Georgia Legal Services Program is a 501(c)(3) nonprofit, EIN 58-1111590, whose mission is to provide civil legal services for persons with low incomes, creating equal access to justice and opportunities out of poverty.

GLSP is funded in part by the Legal Services Corporation (LSC) and, as a condition of the funding it receives from LSC, it is restricted from engaging in certain activities in all of its legal work -- including work supported by other funding sources. GLSP may not expend any funds for any activity prohibited by the Legal Services Corporation Act, 42 U.S.C.2996 et seq. or by Public Law 104-134. Public Law 104-134 § 504 (d) requires that notice of these restrictions be given to all funders of programs funded by the Legal Services Corporation.

LSC America's Partner
for Equal Justice
LEGAL SERVICES CORPORATION

Offices in Albany, Athens, Atlanta, Augusta, Brunswick, Columbus, Dalton,
Gainesville, Macon, Piedmont, Savannah, and Farmworker Rights Division
AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER M/F/H/V

Packet Pg. 29

Attachment: Williams Variance-Authorization (2922 : ZBOA Monteith Rd 7-0977A-01-001, 002, 003, 004, 005 Jan 2024)



Return to:
 William K. Broker, State Bar No. 084275
 6602 Abercorn St., Suite 203
 Savannah, GA 31405
 912.963.1683

Doc ID: 034461380002 Type: AFF
 Recorded: 05/31/2023 at 04:07:02 PM
 Fee Amt: \$25.00 Page 1 of 2
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court
 BK **3104** PG **646-647**

STATE OF GEORGIA

COUNTY OF CHATHAM

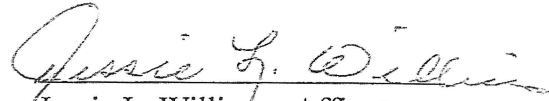
In Re: Property of Jessie L. Williams
 Deed Book 1678, Page 1-3
 Chatham County, Georgia
 Grantee: James Williams, Sr.
 Grantee: Jessie L. Williams

BEFORE ME, THE UNDERSIGNED attesting authority in and for said State and County, came the undersigned affiant, who being duly sworn, deposes and says on oath that this affidavit relates to the property of the owner designated in the caption hereof as the same is described in the deed book and page herein referred to. Affiant makes the following statement under oath as being relevant and material to the ownership of said property:

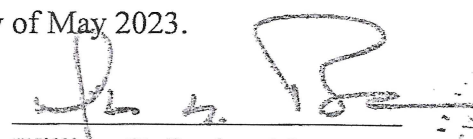
1. My name is Jessie L. Williams and I am the surviving spouse of the above-named James Williams, Sr.;
2. James Williams, Sr. passed away on March 7, 2018 possessed of the property referred to above;
3. Said property was transferred to James Williams on April 25, 1975. The deed evidencing the transfer was recorded at Deed Book 105-b, Page 719. Chatham County, Georgia;
4. Said property was transferred to Affiant, Jessie L. Williams, by Order of the Probate Court of Chatham County, Georgia, on July 15, 2019;
5. At the time the property was transferred to James Williams, James Williams was known by the name of "James Williams". At the time of his death, having had a son, James Williams, II, "James Williams" became known as "James Williams, Sr.";
6. At the time of his death, the owner of the subject property was known as "James Williams, Sr.";
7. The name "James Williams, Sr." appears on his death certificate and is the name used in the Petition for Years's Support filed on behalf of Affiant and granted by the Probate Court of Chatham County, Georgia;

8. With respect to the subject property "James Williams" is the same person as "James Williams, Sr."; and
9. This Affidavit is given for no fraudulent or deceptive purpose.
Further Affiant sayeth not.

This the 30th day of May 2023.


Jessie L. Williams, Affiant
78 Russell Avenue
Garden City, GA 31408

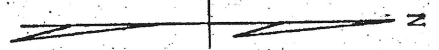
Sworn to and subscribed before me this the 30th day of May 2023.


William K. Broker, Notary Public
My Commission Expires: 04.11.27



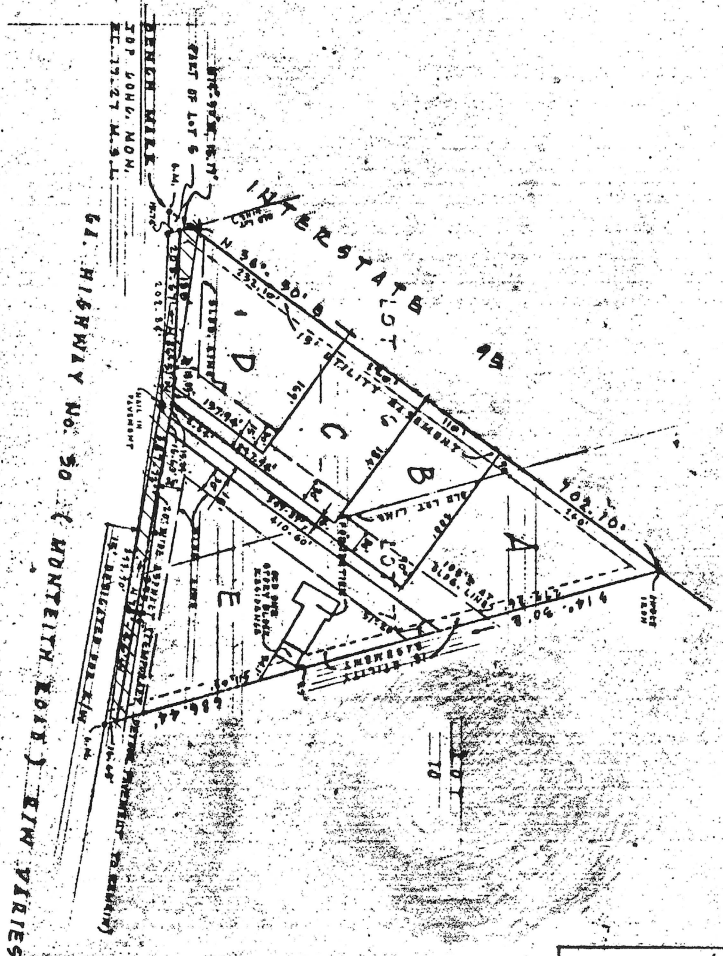
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JUL 15 2 31 PM '73
BEN F. JASON
CLEARING & CONSTRUCTION
ERRA S.C.C.E. 64



GENERAL NOTES

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STATE OF GEORGIA
CHATHAM COUNTY

WILLIAMS SUBDIVISION-MONTEITH
BEING PORTIONS OF LOTS 6 & 7, WELLS SUBDIVISION

FOR: **REV. HENRY WILLIAMS**
ET AL, ONE 316 A, SAVANNAH, GEORGIA

SCALE: 1" = 100'

DATE: JUNE 26, 1978

BARRETT & EATLEY, INC.

SURVEYING & DRAFTING
SAVANNAH, GEORGIA

BY: **Barrett & Eatley, Inc.**
Surveyor
SAVANNAH, GEORGIA

